012.0	0003	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,540,400	/	1,540,400
USE VALUE:	1,540,400	/	1,540,400
ASSESSED:	1,540,400	/	1,540,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERMA HERMANT & HETAL
Owner 2:	
Owner 3:	
Street 1:	24 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONATO PAUL J/ETAL -
Owner 2:	DONATO SHARON A -
Street 1:	24 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,728 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2017, having primarily Vinyl Exterior and 5071 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6728.000	1,011,800		528,600	1,540,400
Total Card	0.154	1,011,800		528,600	1,540,400
Total Parcel	0.154	1,011,800		528,600	1,540,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.78 | /Parcel: 303.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	9671
GIS Ref	
GIS Ref	
Insp Date	02/02/17

!1209!

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,011,900	0	6,728.	528,600	1,540,500	1,540,500	Year End Roll	12/18/2019
2019	101	FV	552,000	0	6,728.	684,000	1,236,000	1,236,000	Year End Roll	1/3/2019
2018	101	FV	441,600	0	6,728.	435,300	876,900	876,900	Year End Roll	12/20/2017
2017	101	FV	220,200	0	6,728.	398,000	618,200	618,200	Year End Roll	1/3/2017
2016	101	FV	196,600	0	6,728.	323,400	520,000	520,000	Year End	1/4/2016
2015	101	FV	184,300	0	6,728.	323,400	507,700	507,700	Year End Roll	12/11/2014
2014	101	FV	184,300	0	6,728.	294,800	479,100	479,100	Year End Roll	12/16/2013
2013	101	FV	184,300	0	6,728.	280,400	464,700	464,700		12/13/2012

PRINT

Date	Time
12/10/20	16:52:13

LAST REV

Date	Time
08/19/19	13:09:52
apro	
1209	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONATO PAUL J/E	1471-93		5/26/2015		675,000	No	No		
ALBERTS JOHN J	1147-106		10/20/1995		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	9671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	1469	Heat App	29,928	O				HVAC
3/16/2016	291	New Buil	567,500					new single fam hom
2/11/2016	156	Demoliti	15,000		2/11/2016			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Permit Visit	DGM	D Mann
6/16/2017	Permit Visit	DGM	D Mann
2/2/2017	Measured	DGM	D Mann
12/2/2016	Permit Visit	DGM	D Mann
5/7/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6728		Sq. Ft.	Site		0	85.	0.92	2									528,566						528,600	

Total AC/HA: 0.15445 | Total SF/SM: 6728 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 528,566 | Spl Credit | Total: 528,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89394492
Const Adj.:	0.99732530
Adj $ / SQ:	111.444
Other Features:	137777
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1024101
Depreciation:	12289
Depreciated Total:	1011812

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	3	HB	

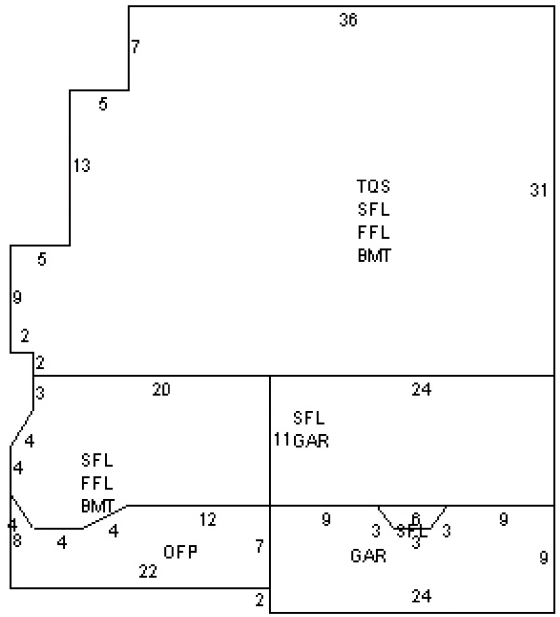
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.71
Special Features:	0	Val/Su Net:	156.89
Final Total:	1011800	Val/Su SzAd	235.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,806	111.440	201,268
BMT	Basement	1,533	45.970	70,473
FFL	First Floor	1,533	111.440	170,844
TQS	3/4 Story	965	111.440	107,572
GAR	Garage	471	20.250	9,539
OFP	Open Porch	141	28.130	3,966

Net Sketched Area:	6,449	Total:	
Size Ad	4304.25	Gross Are	12879	FinArea	5071
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	